



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING, PLANNING AND HOUSING

Voting Members:

Ron Menor, Chair
Tommy Waters, Vice Chair
Brandon J.C. Elefante
Ann H. Kobayashi
Joey Manahan

WRITTEN SUMMARY FOR VIDEO RECORD

REGULAR MEETING
THURSDAY, FEBRUARY 27, 2020

COUNCIL COMMITTEE MEETING ROOM
2ND FLOOR, HONOLULU HALE
HONOLULU, HAWAII 96813

Note: A copy of a DVD of the full proceedings of this meeting may be requested by calling the City Clerk's Office at 768-5822 or the video may be viewed at http://honolulu.granicus.com/player/clip/1267?view_id=3.

The time references below indicate the point in the video recording when the stated actions began.

CALL TO ORDER

The regular meeting of the Committee on Zoning, Planning and Housing was called to order by Committee Chair Ron Menor at 9:03 a.m. Voting Members Elefante and Kobayashi were present at the meeting.

ORDER OF BUSINESS

FOR EXTENSION OF TIME ONLY

[9:05 a.m.]

1. RESOLUTION 19-161

SMP FOR THE DEVELOPMENT OF EIGHT DWELLING UNITS AT 85-029 LUALUALEI HOMESTEAD ROAD-WAIANAE (2019/SMA-9). Granting a Special Management Area Use Permit (SMP) to allow the development of eight dwelling units at 85-029 Lualualei Homestead Road, Waianae to be constructed within the R-5 Residential District and outside of the VE Flood Zone; identified as Tax Map Key 8-6-015: 053.

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[9:07 a.m.]

Extension of time was not granted for Resolution 19-161.

AYES: ELEFANTE, KOBAYASHI, MENOR – 3.

NOES: None.

EXCUSED: MANAHAN, WATERS – 2.

[9:07 a.m.]

2. BILL 2 (2020) – COMMITTEE REPORT 100

LUO AMENDMENT RELATING TO OFF-STREET PARKING AND LOADING. To comprehensively update the off-street parking and loading requirements in Chapter 21 of the Revised Ordinances of Honolulu 1990 (the Land Use Ordinance [LUO]).

[9:09 a.m.]

Bill 2 (2020) granted a 180-day extension of time, subject to receipt of a written request from the Administration.

AYES: ELEFANTE, KOBAYASHI, MENOR – 3.

NOES: None.

EXCUSED: MANAHAN, WATERS – 2.

FOR ACTION

[9:09 a.m.]

3. BILL 58 (2019) – COMMITTEE REPORT 98

HALEIWA ZONE CHANGE (2019/Z-3). Rezoning lands situated at 66-540D Kamehameha Highway, Haleiwa, Oahu from the R-5 Residential District to the B-1 Neighborhood Business District; identified as Tax Map Key 6-2-007: portion of 016.

PROPOSED UNILATERAL AGREEMENT – The proposed Unilateral Agreement (Draft dated 02/21/20) to be attached as “Exhibit B” to the Bill after execution and recordation.

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[9:11 a.m.]

Bill 58 (2019) reported out for passage on Third Reading, subject to the recordation of a Unilateral Agreement by the Applicant.

AYES: ELEFANTE, KOBAYASHI, MENOR – 3.
NOES: None.
EXCUSED: MANAHAN, WATERS – 2.

[9:12 a.m.]

At this juncture, Committee Chair Menor announced that he would defer Agenda Items No. 4, Resolution 20-40, and No. 5, Resolution 19-305, until Committee Member Waters and Councilmember Tsuneyoshi were present at the meeting to participate in the discussions.

The Committee Chair proceeded to the next agenda item.

[9:13 a.m.]

6. RESOLUTION 19-224 – COMMITTEE REPORT 101

IPD-T PROJECT IN THE ALA MOANA NEIGHBORHOOD (2019/SDD-27). Approving a conceptual plan for an Interim Planned Development-Transit (“IPD-T”) project – Keeaumoku Development Condominium and Commercial Project – in the Ala Moana neighborhood on land zoned BMX-3 Community Business Mixed-Use District, located at 805, 815, 819, 835, 903, 905, 915, and 919 Keeaumoku Street, and 1519 Liona Street; identified as Tax Map Keys 2-3-018: 052 through 060, 074, 075, and 077.

[9:15 a.m.]

Committee Member Waters entered the Committee Meeting Room.

[9:26 a.m.]

Committee Member Manahan entered the Committee Meeting Room.

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[9:34 a.m.]

Resolution 19-224 amended to CD1 (OCS2020-0296/3/4/2020 4:57 PM) and reported out for the scheduling of a public hearing and thereafter, be adopted.

AYES: ELEFANTE, KOBAYASHI, MANAHAN, MENOR, WATERS – 5.
NOES: None.

[9:35 a.m.]

Councilmember Tsuneyoshi entered the Committee Meeting Room.

With the presence of both Committee Member Waters and Councilmember Tsuneyoshi, the Committee Chair returned to Agenda Items No. 4 and 5.

[9:35 a.m.]

4. RESOLUTION 20-40 – COMMITTEE REPORT 103

FIRE DAMAGE REPAIR AND RECONSTRUCTION FOR HOMES IN THE VICINITY OF HIBISCUS DRIVE. Urging the Department of Planning and Permitting to expedite the processing of building permit applications relating to fire damage repair and reconstruction for homes affected by the January 19, 2020, fire in the vicinity of Hibiscus Drive.

[9:38 a.m.]

Resolution 20-40 reported out for adoption.

AYES: ELEFANTE, KOBAYASHI, MANAHAN, MENOR, WATERS – 5.
NOES: None.

[9:38 a.m.]

5. RESOLUTION 19-305 – COMMITTEE REPORT 102

LUO AMENDMENT RELATING TO WIND MACHINES. Amending Chapter 21, Revised Ordinances of Honolulu 1990 (the Land Use Ordinance [LUO]) to increase the setback distance for wind machines in order to protect people from any possible negative health impacts that wind machines may cause.

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[9:49 a.m.]

Resolution 19-305 reported out for adoption.

AYES: ELEFANTE*, KOBAYASHI, MANAHAN, MENOR, WATERS – 5.
NOES: None.

*Councilmember Elefante voted aye with reservations.

[9:49 a.m.]

Councilmember Tsuneyoshi exited the Committee Meeting Room.

Committee Chair Menor returned to the agenda order.

[9:49 a.m.]

7. BILL 28 (2019), CD1 – COMMITTEE REPORT 97

AFFORDABLE HOUSING INCENTIVES. Amending the affordable housing incentives enacted by Ordinance 18-1, as amended by Ordinance 19-8.

[10:17 a.m.]

Bill 28 (2019), CD1 amended to CD2 (OCS2020-0259/2/25/2020 11:28 AM).

AYES: ELEFANTE, KOBAYASHI, MANAHAN, MENOR, WATERS – 5.

Bill 28 (2019), CD2 reported out for passage on Third Reading.

AYES: ELEFANTE*, KOBAYASHI, MANAHAN, MENOR, WATERS – 5.
NOES: None.

*Councilmember Elefante voted aye with reservations.

[10:18 a.m.]

8. BILL 60 (2019) – COMMITTEE REPORT 99

AFFORDABLE RENTAL HOUSING. Addressing affordable rental housing enacted by Ordinance 18-1, as amended by Ordinance 19-8.

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[10:19 a.m.]

Committee Member Elefante exited the Committee Meeting Room.

[10:21 a.m.]

Committee Member Elefante entered the Committee Meeting Room.

[10:28 a.m.]

Committee Member Elefante exited the Committee Meeting Room.

[10:29 a.m.]

Committee Member Elefante entered the Committee Meeting Room.

[10:45 a.m.]

Committee Member Manahan exited the Committee Meeting Room.

[11:18 a.m.]

Bill 60 (2019) amended to CD1 (OCS2020-0240/2/20/2020 4:48 PM).

AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS – 4.

NOES: None.

EXCUSED: MANAHAN – 1.

Bill 60 (2019), CD1 reported out for passage on Third Reading.

AYES: ELEFANTE*, KOBAYASHI, MENOR, WATERS – 4.

NOES: None.

EXCUSED: MANAHAN – 1.

*Councilmember Elefante voted aye with reservations.

[11:19 a.m.]

Councilmember Fukunaga entered the Committee Meeting Room.

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[11:19 a.m.]

9. BILL 66 (2019)

RELATING TO BUILDING PERMITS. Addressing building permit fees, the processing of building permit applications, the issuance of building permits, and the monitoring, inspection, and enforcement of work on projects for which a building permit is required or issued.

[11:21 a.m.]

Committee Member Kobayashi exited the Committee Meeting Room.

[11:28 a.m.]

Committee Member Kobayashi entered the Committee Meeting Room.

[11:48 a.m.]

Committee Member Manahan entered the Committee Meeting Room.

[12:02 p.m.]

Action on Bill 66 (2019) postponed to the March 23, 2020 Committee on Zoning, Planning and Housing meeting.

AYES: ELEFANTE, KOBAYASHI, MANAHAN, MENOR, WATERS – 5.
NOES: None.

[12:02 p.m.]

Councilmember Fukunaga exited the Committee Meeting Room.

[12:02 p.m.]

10. BILL 2 (2019), CD1

LUO AMENDMENT RELATING TO IPD-T PERMITS. Amending Chapter 21, Revised Ordinances of Honolulu 1990, as amended (the Land Use Ordinance [LUO]) relating to Interim Planned Development-Transit (IPD-T) Permits for future Transit-Oriented Development (TOD) within close proximity to future rail stations.

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[12:08 p.m.]

Committee Member Waters exited the Committee Meeting Room.

[12:11 p.m.]

Action on Bill 2 (2019), CD1 postponed to a time and date to be determined by the Committee Chair.

AYES: ELEFANTE, KOBAYASHI, MANAHAN, MENOR – 4.

NOES: None.

EXCUSED: WATERS – 1.

RECESS/RECONVENE

Committee Chair Menor called for a recess at 12:12 p.m. With Committee Members Elefante and Kobayashi present, the meeting was reconvened at 12:25 p.m.

[12:25 p.m.]

11. BILL 25 (2019), CD1 – COMMITTEE REPORT 96

RELATING TO ADOPTION OF THE STATE ENERGY CONSERVATION CODE.
Regulating the design and construction of residential and commercial buildings for the effective use of energy through the adoption of the State Energy Conservation Code (2017), subject to the local amendments herein.

[12:26 p.m.]

Committee Member Waters entered the Committee Meeting Room.

[12:27 p.m.]

Committee Member Manahan entered the Committee Meeting Room.

[12:27 p.m.]

Committee Member Kobayashi exited the Committee Meeting Room.

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[12:28 p.m.]

Committee Member Kobayashi entered the Committee Meeting Room.

[1:09 p.m.]

Committee Member Elefante exited the Committee Meeting Room.

[1:11 p.m.]

Committee Member Elefante entered the Committee Meeting Room.

RECESS

Committee Chair Menor called for a recess at 1:27 p.m. so that the scheduled 1:00 p.m. meeting of the Committee on Transportation could proceed.

RECONVENE

With the adjournment of the Committee on Transportation meeting, Committee Chair Menor reconvened the meeting of the Committee on Zoning, Planning and Housing at 2:21 p.m.

[2:25 p.m.]

Committee Member Elefante exited the Committee Meeting Room.

[2:26 p.m.]

Committee Member Elefante entered the Committee Meeting Room.

[3:08 p.m.]

Bill 25 (2019), CD1 amended to CD2 (OCS2020-0270/3/4/2020 12:14 PM) and reported out for passage on Third Reading.

AYES: ELEFANTE, KOBAYASHI, MANAHAN, MENOR, WATERS – 5.
NOES: None.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 3:09 p.m.